

9/14/93 7523-93
ay

IN RE: * BEFORE THE
PETITION FOR VARIANCE * DEPUTY ZONING COMMISSIONER
NE/S Hopkins Rd, 335' NW of * OF
the c/l of Princeton Road * BALTIMORE COUNTY
(6825 Hopkins Road) *
15th Election District * CASE NO: 93-450-A
5th Councilmanic District *
M. Anita Dowling, Petitioner *
* * *

NOTICE OF APPEAL

MR. DIRECTOR:
Please note an appeal to the County Board of Appeals of Baltimore County on behalf of Margaret S. H. Clark from the decision and order of the Deputy Zoning Commissioner of August 11, 1993 in the above matter.

Patrick D. Hanley
Patrick D. Hanley
Hanley and Hanley
206 Washington Avenue
P.O. Box 5506
Towson, Maryland 21204
(410) 823-1174
Attorney for Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY this 7th day of September, 1993, that a copy of this Notice of Appeal was mailed by first class mail, postage prepaid, to: M. Anita Dowling, 1600 White Oak Avenue, Baltimore, Maryland 21234, Petitioner.

Patrick D. Hanley
Patrick D. Hanley

M. ANITA DOWLING * BEFORE THE
NE/S Hopkins Road, 335' NW * COUNTY BOARD OF APPEALS
of the c/l of Princeton Road *
(6825 Hopkins Road) * FOR
15th Election District * BALTIMORE COUNTY
5th Councilmanic District * CASE NO: 93-450-A
VAR -To permit lot width of 50.5 *
feet in lieu of required 55 feet *
for a proposed dwelling *
* * *

ORDER OF DISMISSAL

DEAR BOARD:
Please dismiss the appeal filed in the above matter on behalf of Margaret S. H. Clark.

Patrick D. Hanley
Patrick D. Hanley
Hanley and Hanley
206 Washington Avenue
P.O. Box 5506
Towson, Maryland 21204
(410) 823-1174
Attorney for Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY this 4th day of January, 1994 that a copy of the foregoing Order of Dismissal was mailed by first class mail, postage prepaid to M. Anita Dowling, 1600 White Oak Avenue, Baltimore, Maryland 21234.

Patrick D. Hanley
Patrick D. Hanley

LAW OFFICES
HANLEY AND HANLEY
206 WASHINGTON AVE
P.O. BOX 5506
TOWSON, MARYLAND 21204
(410) 823-1174

12-3-94 10 11 AM '94

IN THE MATTER OF * BEFORE THE
THE APPLICATION OF * COUNTY BOARD OF APPEALS
M. ANITA DOWLING * OF
FOR A VARIANCE ON PROPERTY *
LOCATED ON THE NORTHEAST SIDE *
HOPKINS ROAD, 335' NORTHWEST * BALTIMORE COUNTY
OF CENTERLINE OF PRINCETON RD * CASE NO. 93-450-A
(6825 HOPKINS ROAD) *
15TH ELECTION DISTRICT *
5TH COUNCILMANIC DISTRICT *
* * *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Deputy Zoning Commissioner dated August 11, 1993 in which the Petition for Variance was granted.

WHEREAS, the Board is in receipt of an Order of Dismissal filed by Patrick D. Hanley, Esquire, Counsel for Margaret S. H. Clark, Appellant, dated January 10, 1994 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellant requests that the appeal filed in this matter be dismissed and withdrawn as of January 10, 1994;

IT IS HEREBY ORDERED this 18th day of January, 1994 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**

Michael B. Sauer
Michael B. Sauer, Acting Chairman
Harry E. Buchhelster, Jr.
Harry E. Buchhelster, Jr.
William Clark
C. William Clark



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

January 18, 1994

Patrick D. Hanley, Esquire
HANLEY AND HANLEY
206 Washington Avenue
P.O. Box 5506
Towson, MD 21204

RE: Case No. 93-450-A
M. Anita Dowling

Dear Mr. Hanley:

Enclosed please find a copy of the final Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl

cc: Ms. Margaret Clark
Ms. M. Anita Dowling
Chesapeake Bay Critical Areas Commission
Ms. Mary Martin
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director /ZADM

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR VARIANCE * BEFORE THE
NE/S Hopkins Road, 335' NW of * DEPUTY ZONING COMMISSIONER
the c/l of Princeton Road *
(6825 Hopkins Road) * OF BALTIMORE COUNTY
15th Election District * CASE NO. 93-450-A
5th Councilmanic District *
M. Anita Dowling *
Petitioner *
* * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, M. Anita Dowling. The Petitioner seeks relief from Sections 304 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.5 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 5.

Appearing on behalf of the Petition was M. Anita Dowling, proper owner. Appearing as Protestants in the matter were Margaret Clark, who was represented by Patrick D. Hanley, Esquire, and Mary Martin, adjoining and nearby property owners, respectively.

Testimony indicated that the subject property, known as 6826 Hopkins Road, consists of .16 acres, more or less zoned D.R. 5.5 and is currently unimproved. Said property is located within the Chesapeake Bay Critical Areas near Railroad Creek in the subdivision of Harewood Park. The Petitioner is desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibits 1 and 5. Testimony indicated that the Petitioner purchased the subject property and the adjoining property known as 6824 Hopkins Road in 1981. Ms. Dowling rented out the existing dwelling at 6824 Hopkins Road until February 1993 at which time she sold the dwelling to the Protestant, Mrs. Margaret Clark.

ORDER RECEIVED FOR FILING
Date *9/14/93*
By *[Signature]*

At that time, Mrs. Clark had the option to purchase the additional unimproved lot at 6826 Hopkins Road, but was unable to do so for financial reasons. Mrs. Dowling testified that she informed Mrs. Clark at that time that she intended to construct a dwelling at 6826 Hopkins Road.

Further testimony revealed that all of the lots in Harewood Park were developed as 25-foot wide lots. Testimony indicated that many of the residents purchased two lots at a time and built their homes thereon. Therefore, many of the dwellings in Harewood Park are situated on 50-foot wide lots. Also, many of the residents desired to purchase more than just two lots. As is indicated on the site plan marked Petitioner's Exhibit 1, the Petitioner's neighbors to the east of the subject site purchased five 25-foot wide lots, or own 125 feet of property fronting Hopkins Road.

Mrs. Margaret Clark appeared and testified. Mrs. Clark purchased the property at 6824 Hopkins Road and resides adjacent to the subject site. Mrs. Clark does not want to see the adjoining property improved with a dwelling. She testified that her driveway actually uses part of this unimproved lot to access the existing garage to the rear of her home. In response to the testimony presented by Mrs. Clark, Mrs. Dowling testified that Mrs. Clark was advised that the driveway might have to be moved in the future in the event the adjacent lot were developed.

Mrs. Mary Martin also appeared and testified in opposition to the relief requested. Mrs. Martin testified that she would like to see the property remain vacant and unimproved. She feels that the Petitioner should not be permitted to improve a lot only 50.5 feet in width.

As stated previously, many of the existing homes in the Harewood Park community are situated on what would today be considered undersized lots. At the time this subdivision was developed, it was permitted to con-

ORDER RECEIVED FOR FILING
Date *9/14/93*
By *[Signature]*

struct homes on lots of this size. Therefore, many of the homes in the community are situated on 50-foot wide lots. I believe that the Petitioner should be permitted to construct a home on this lot, in that it is similar in width to many of the other lots in this community. To not permit a dwelling to be constructed on this lot, would, in effect, render this property useless. Further, the relief requested meets the requirements of Section 307.1 of the B.C.Z.R. and will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for

ORDER RECEIVED FOR FILING
Date *9/14/93*
By *[Signature]*

Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of August, 1993 that the Petition for Variance requesting relief from Sections 304 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.5

ORDER RECEIVED FOR FILING
Date *9/14/93*
By *[Signature]*

feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 5, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated July 23, 1993, attached hereto and made a part hereof.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 8/16/93
By [Signature]

- 5 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

August 11, 1993

(410) 887-4386

Mr. M. Anita Dowling
1600 White Oak Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
NE/S Hopkins Road, 335' NW of the c/l of Princeton Road
(6826 Hopkins Road)
15th Election District - 5th Councilmanic District
M. Anita Dowling - Petitioner
Case No. 93-450-A

Dear Ms. Dowling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

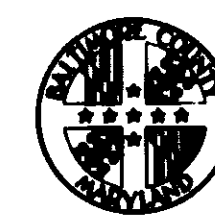
TMK:bjs

cc: Patrick D. Hanley, Esquire
206 Washington Avenue, Towson, Md. 21204

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

Ms. Mary Martin
6835 South River Drive, Baltimore, Md. 21220

People's Counsel
File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 304 AND 1802.3.C.1 of the B.C.Z. TO PERMIT A LOT WIDTH OF 50.5' IN LIEU OF THE REQUIRED 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

Address

City

State

Zipcode

Signature

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Zipcode

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Address

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 6826 HOPKINS RD
Election District 15th Councilmanic District 5th

Beginning at a point on the N.E. side of HOPKINS RD.
(north, south, east or west)

which is 30'
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 335' N.W. of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street PRINCETON RD.
(name of street)

which is 30 FEET wide. *Being Lot #
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of
HARDWOOD PARK is recorded in Baltimore County Plat
(name of subdivision)

Book # 7, Folio # 131, containing
727P
(square feet and acres)

*If your property is not recorded by Plat book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

455

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 7/14/93
Posted for: Variance
Petitioner: M. Anita Dowling
Location of property: 6826 Hopkins Rd, NE/S, 335' NW/Princeton Rd
Location of Sign: Facing street, on property of petitioner
Remarks:
Posted by: [Signature] Date of return: 7/19/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 1, 1993

THE JEFFERSONIAN,

[Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8/12/93
Posted for: Appeal
Petitioner: M. Anita Dowling
Location of property: N.E. 6825 Hopkins Rd, 335' NW/Princeton Rd
Location of Sign: Facing street, on property of petitioner
Remarks:
Posted by: [Signature] Date of return: 8/16/93
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 6-16-93

ANITA DOWLING

VARIANCE (010)

POSTING (080)

+ Item 455

93-450-A

6826 Hopkins Rd

50

3

8

030380056ACRCC

BA 0005122PMD-16-73

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 25, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NO: 93-450-A (Item 455)

6826 Hopkins Road

NE/S Hopkins Road, 335' NW of c/l Princeton Road

15th Election District - 5th Councilmanic

Petitioner(s): M. Anita Dowling

HEARING: TUESDAY, JULY 20, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to permit a lot width of 50.5 feet in lieu of the required 55 feet.

[Signature]
Arnold Jablon
Director

cc: M. Anita Dowling/1600 White Oak Avenue/Baltimore MD 21234

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING IS HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1993

Ms. Anita Dowling
1600 White Oak Avenue
Baltimore, MD 21234

RE: Case No. 93-450-A, Item No. 455
Petitioner: M. Anita Dowling
Petition for Variance

Dear Ms. Dowling:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Zoning Plans Advisory Committee Comments
Date: July 14, 1993
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kehring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

MCR:hek
Enclosures

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #455
6826 Hopkins Road (Dowling Property)
Zoning Advisory Committee Meeting of June 28, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:KK:jbm
HOPKINS/TXTSBB

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Kaller, Deputy Director
Office of Planning and Zoning

DATE: July 1, 1993

SUBJECT: DOWLING PROPERTY

INFORMATION:

Item Number: 455

Petitioner: M. Anita Dowling

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The request for the undersized lot at 6826 Hopkins Road seems reasonable since this part of Harewood Park has smaller lots and a variety of housing types.

Should the applicant's request be granted, staff recommends the following:

Adequate screening should be placed at the lot line from the subject property to 6828 Hopkins Road. This property has a wide, open yard area adjacent to the subject property, and should be protected.

Landscaping should be provided between the subject site and 6824 Hopkins Road.

Prepared by: J. V. L.
Division Chief: Gary L. Kern
PK/JL:lw

455.ZAC/ZAC1

Pg. 1

SHA
Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-24-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 455 (JCM)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee

FROM: Captain Jerry Pfeiffer

SUBJECT: July 06, 1993 Meeting

DATE: June 28, 1993

93-450-A 7/00

450 No Comments

451 No Comments

452 No Comments

453 No Comments

454 No Comments

455 No Comments

457 No Comments

458 No Comments

459 Building shall be in compliance with 1991 Life Safety Code

460 No Comments

461 No Comments

RECEIVED
JUL 28 1993
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 455
Dowling Property
Chesapeake Bay Critical Area Findings

DATE: July 23, 1993

93-450-A 7/27/93
7/30 ZADM

SITE LOCATION

The subject property is located at 6826 Hopkins Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Anita Dowling

APPLICANT PROPOSAL

The applicant has requested a variance from section 304 and 18023.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50.5 feet in lieu of the required 55 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.D).

ORDER RECEIVED FOR FILING
Date 8/1/93
By [Signature]

RECEIVED
JUL 28 1993
ZADM

Mr. Arnold E. Jablon
July 23, 1993
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Section 26-449(a)).
Finding: This property is located approximately 350 feet from the tidal waters of Railroad Creek. Therefore, no disturbance of the 100 foot buffer shall occur.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" (Baltimore County Code, Section 26-447).
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.
3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" (Baltimore County Code, Section 26-543(e)(1)).
Findings: The amount of impervious areas shall not exceed 1,844 square feet or 25% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces. The proposed house will be 1,246 square feet or 17% which will leave 598 square feet left for other impervious surface.
4. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" (Baltimore County Code, Section 26-453(h)(2)).
Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

ORDER RECEIVED FOR FILING
Date 8/1/93
By [Signature]

Mr. Arnold E. Jablon
July 23, 1993
Page 3

5. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15% <COMAR 14.15.02.04 C.(5)(e)>."

Finding: The property currently has 15% tree cover and it must be maintained to be in compliance with the above regulation.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:KDK:tmn

Enclosure

cc: Mrs. Anita Dowling
1600 White Oak Avenue
Baltimore, Maryland 21234

HOPKINS/WQBCA

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 9, 1993

Ms. M. Anita Dowling
1600 White Oak Avenue
Baltimore, MD 21220

RE: Petition for Variance
NE/S Hopkins Road, 335' NW of the c/l of
Princeton Road
(6826 Hopkins Road)
15th Election District
5th Councilmanic District
M. Anita Dowling-Petitioner
Case No. 93-450-A

Dear Ms. Dowling:

Please be advised that an appeal of the above-referenced case was filed in this office on September 7, 1993 by Patrick Hanley, Esquire on behalf of Margaret S. H. Clark. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Sincerely,

Arnold Jablon
Director

AJ:jaw

cc: Chesapeake Bay Critical Areas Commission
Ms. Mary Martin
People's Counsel

APPEAL

Petition for Variance
(NE/S Hopkins Rd, 335' NW of the c/l of Princeton Rd)
6826 Hopkins Road
15th Election District - 5th Councilmanic District
M. Anita Dowling - PETITIONER
Case No. 93-450-A

Petition(s) for Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) Sign-in Sheets

Petitioner's Exhibits: 1 - Plat to accompany Variance

2 - Twelve Photographs

3 - Stakeout Plat

4 - Contract of Sale

5 - House Plans

6 - Baltimore County Tax Invoice

7 - Location Survey

Protestant's Exhibits: 1 - Deed (Dowling)

2 - Deed (Clark)

3 - Letter of Objection

4 - Protestant's Petition

Deputy Zoning Commissioner's Order dated August 11, 1993 (Granted)

Notice of Appeal received on September 7, 1993 from Patrick D. Hanley, Esquire

cc: Patrick D. Hanley, Esquire, Hanley and Hanley, 206 Washington Avenue, P.O. Box 5506, Towson, MD 21204
Ms. M. Anita Dowling, 1600 White Oak Avenue, Baltimore, MD 21234
Chesapeake Bay Critical Areas Commission, 45 Calvert Street, 2nd Floor, Annapolis, MD 21401
Ms. Mary Martin, 6835 South River Drive, Baltimore, MD 21220
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: March 28, 1994

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed File: Case No. 93-450-A
M. ANITA DOWLING
District 15C5

As no further appeals have been taken regarding the subject case, which was dismissed by order dated January 18, 1994, we are closing the file and returning same to you herewith.

Attachment

9/24/93 -Notice of Assignment for hearing scheduled for Tuesday, January 11, 1994 at 10:00 a.m. sent to the following:

M. Anita Dowling
Patrick D. Hanley, Esquire
Ms. Margaret Clark
Chesapeake Bay Critical
Areas Commission
Ms. Mary Martin
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

1/05/94 -Request for Postponement by letter from Patrick Hanley, counsel for M. Clark, Appellant/Protestant; negotiating with Petitioner for purchase of property which is subject of appeal; upon title search, etc., likely that appeal will be dismissed.

1/05/94 -Telephone conversation w/Anita Dowling, Petitioner. She would object to granting of postponement at this time. Prefers that case be kept on docket as scheduled for 1/11/94 (understands settlement will occur on 1/10/94).

- T/C to Pat Hanley, subsequent to conversation with Ms. Dowling and Chairman Hackett. Case will remain on Board's docket as scheduled for 1/11/94. Should postponement still be needed at that time to allow settlement to go forward, Board will entertain Mr. Hanley's request on 1/11/94 at 10:00 a.m. and put said request on the record.

1/10/94 -Order of Dismissal filed by Patrick Hanley, Esquire, on behalf of Margaret Clark /Appellant /Protestant; appeal to be dismissed and Order issued.

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDanel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

APPLICANT SUPPLIED INFORMATION:

1. Name of Applicant: M. ANITA DOWLING 410-321-0030

2. Address: 1600 WHITE OAK AVE BALTO, MD 21234

3. City Address: 6826 HOPKINS RD. 15 Council District 6TH Square Feet 7278

4. Lot Address: 335' NW corner of Princeton Rd. 335' NW corner of Princeton Rd.

5. Lot Location: 335' NW corner of Princeton Rd.

6. Lead Owner: M. ANITA DOWLING Tax Account Number 15-1519322580

7. Address: 1600 WHITE OAK AVE BALTO, MD 21234 Telephone Number 410-321-0030

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)	
PROVIDED?	YES
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>
3. Site Plan Property (2 copies) Topo Map (available in the O&P C.B.B.) (2 copies) (attach both site plans)	<input checked="" type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>
5. Photographs (same total of photos desired) Adjoining Buildings Surrounding Neighborhood	<input checked="" type="checkbox"/>

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATION/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

- (1) Landscape planting should be provided along the property line between this property and the adjacent property of 6828 Hopkins Road. The property of 6828 Hopkins Road has a wide open yard area and should be protected from the proposed house.

Signed by: Francis Murray
By the Director, Office of Planning & Zoning

Date: July 6, 1993



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 24, 1993

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 93-445-A

W-10 by Appellant
11/10/94

M. ANITA DOWLING
NE/S Hopkins Road, 335' NW of the c/l of
Princeton Road (6826 Hopkins Road)
15th Election District
5th Councilmanic District

VAR -To permit lot width of 50.5 feet in lieu of required 55 feet for a proposed dwelling.

8/11/93 -D.Z.C.'s Order in which Petition for Variance is GRANTED.

ASSIGNED FOR: TUESDAY, JANUARY 11, 1994 at 10:00 a.m.

cc: M. Anita Dowling Petitioner
Patrick D. Hanley, Esquire Counsel for Appellant /Protestant
Ms. Margaret Clark Appellant /Protestant
Chesapeake Bay Critical Areas Commission
Ms. Mary Martin
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Nathleen C. Weidenhammer
Administrative Assistant

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 7-1-93 D (15 Days Before C)

DATE POSTED

HEARING REQUESTED-YES NO DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 7-16-93 C (R-3 Work Days)

TENTATIVE DECISION DATE 7-19-93 R (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District

Location of property:

Posted by: _____ Signature

Date of Posting: _____

Number of Signs: _____

CK/UNDER LOT (TXTSOPH)

6236-93

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Hopkins Rd., 335' NW of
C/O Princeton Rd. (6826 Hopkins
Rd.), 15th Election District,
5th Councilmanic District : Case No. 93-450-A
M. ANITA DOWLING, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,
a copy of the foregoing Entry of Appearance was mailed to M. Anita Dowling,
1600 White Oak Ave., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUL 13 1993
ZADM



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 28, 1994

Patrick D. Hanley, Esquire
HANLEY AND HANLEY
206 Washington Avenue
P.O. Box 5506
Towson, Maryland 21204

RE: Case No. 93-450-A
M. ANITA DOWLING

Dear Mr. Hanley:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact the Zoning Director's office at 887-3353 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

cc: Ms. M. Anita Dowling
Ms. Mary Martin
Ms. Margaret Clark
People's Counsel

Printed with Soybean Ink
on Recycled Paper

LAW OFFICES
HANLEY AND HANLEY
206 WASHINGTON AVENUE
P.O. BOX 5506
TOWSON, MARYLAND 21204
(410) 887-3180

RECEIVED
COUNTY BOARD OF APPEALS
94 JAN -5 PM 12:21

January 5, 1994

Mr. William Hackett, Chairman
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

VIA HAND DELIVERY

Re: CBA Case No. 93-445-A
M. Anita Dowling, Petitioner
Margaret S. B. Clark, Appellant

Dear Mr. Hackett:

I represent the Appellant in the above matter. She is an abutting property owner, and has noted an appeal from the issuance of a variance which would permit a residence to be constructed on unimproved property.

Please postpone the hearing presently scheduled on Tuesday, January 11, 1994 at 10:00 a.m.

1/05/94 - T/C w/Anita Dowling

She would prefer that postponement not be granted; anticipates settlement on 1/10/94. Should situation occur where contract fails, she would prefer that the hearing go forward as scheduled.

- Called Pat Hanley subsequent to conversation w/Chairman Hackett; case will remain on Board's docket for Tuesday, 1/11/94 as scheduled. If negotiations are still ongoing and postponement needed, the request can be made on the record on Tuesday 1/11/94 at 10:00 a.m.

KCW

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

M. Anita Dowling *1600 White Oak Ave.*
Baltimore, Md 21234

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6826 HOPKINS RD. see pages 2 & 3 of the CHECKLIST for additional required information

Subdivision name: HAREWOOD PARK
plot books 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



EXISTING AREA DWELLING IN HAREWOOD PK

PETITIONER'S
EXHIBIT 2A

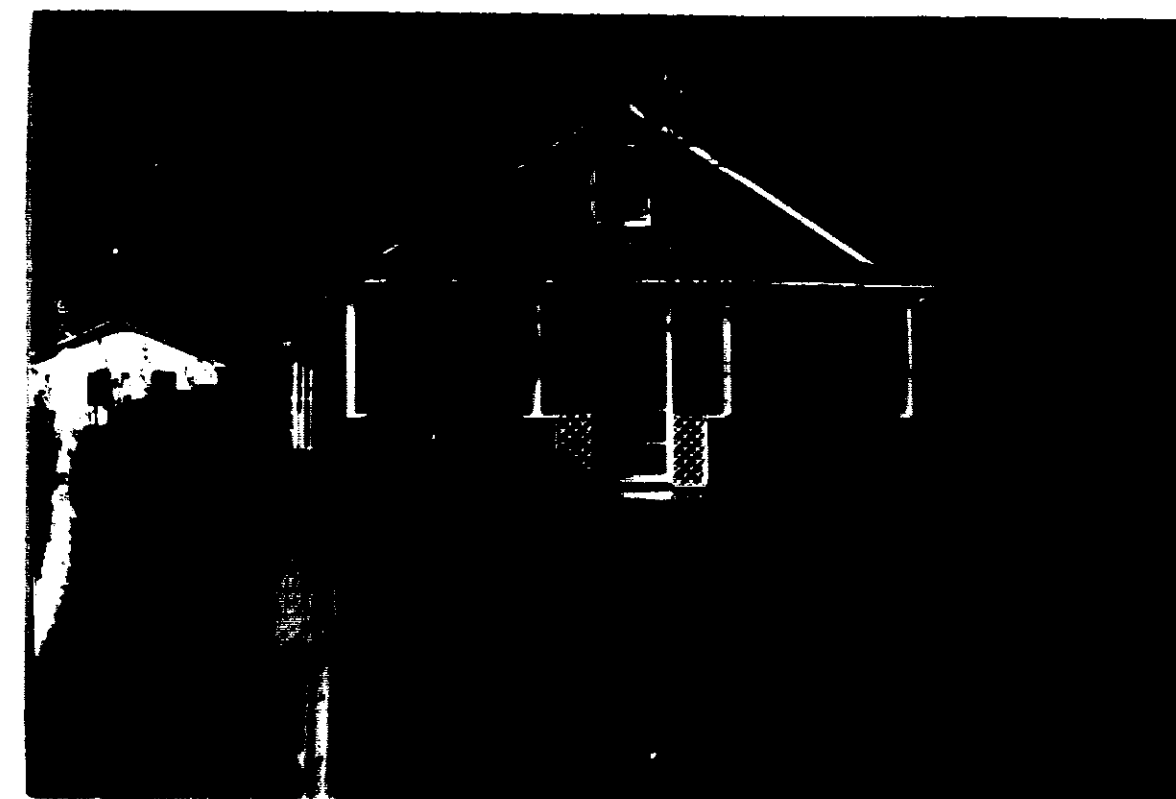
93-450-A



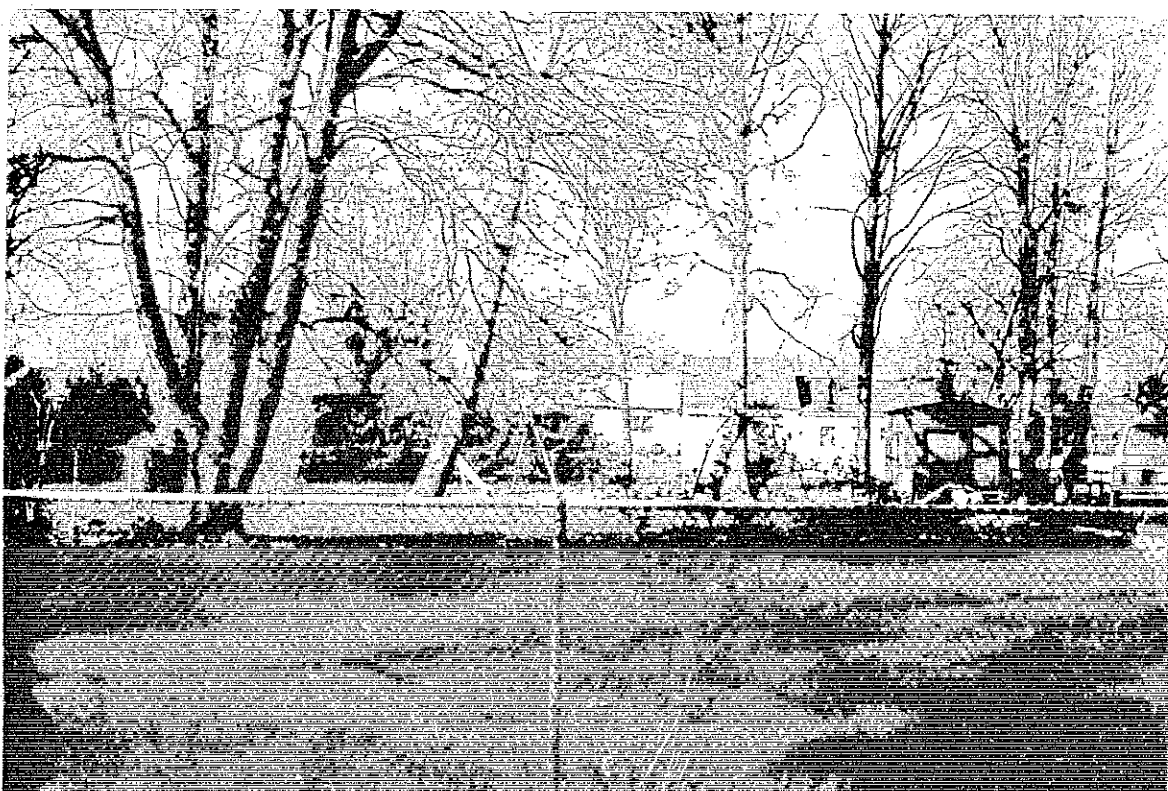
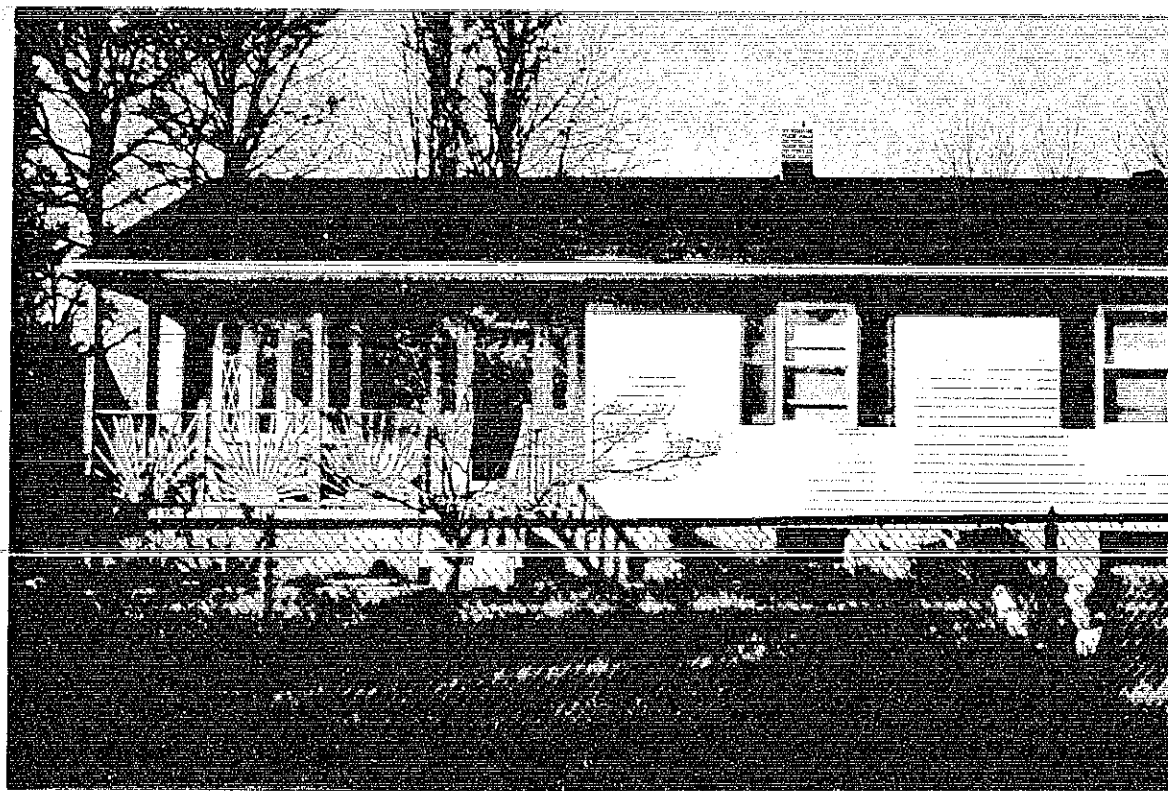
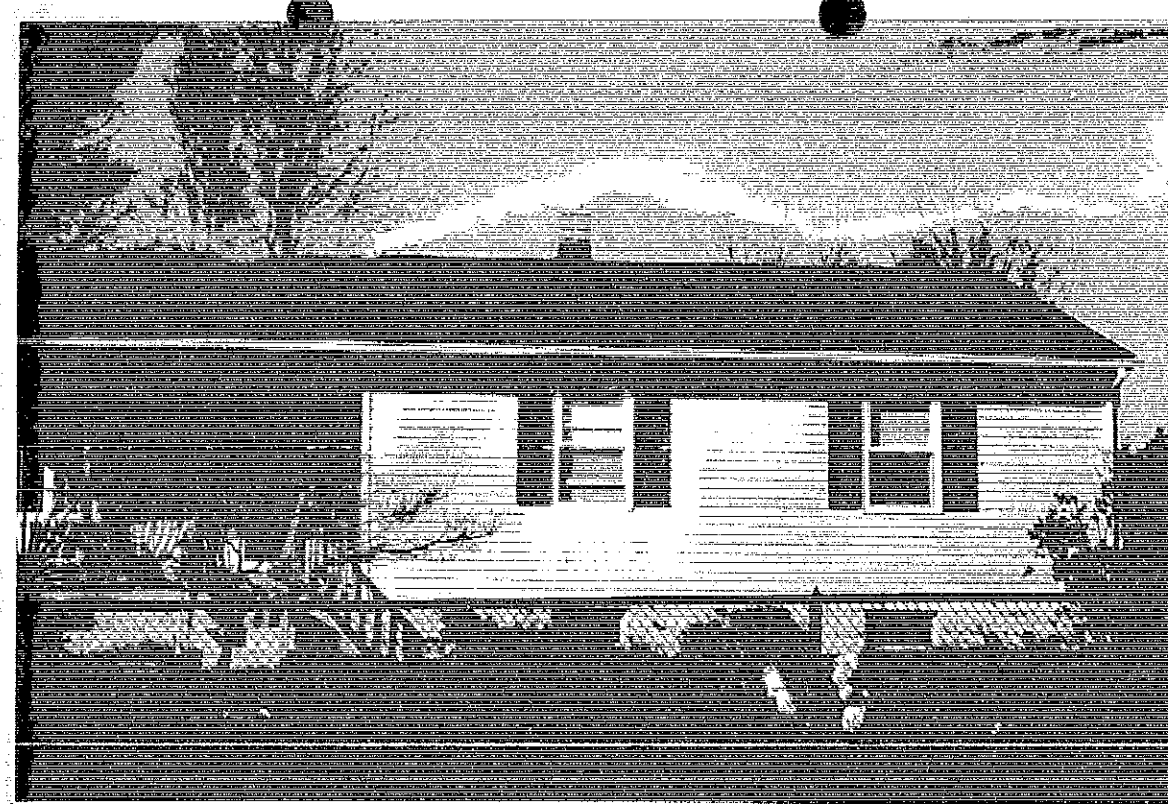
EXISTING AREA DWELLING IN HAREWOOD PK

2B

93-450-A



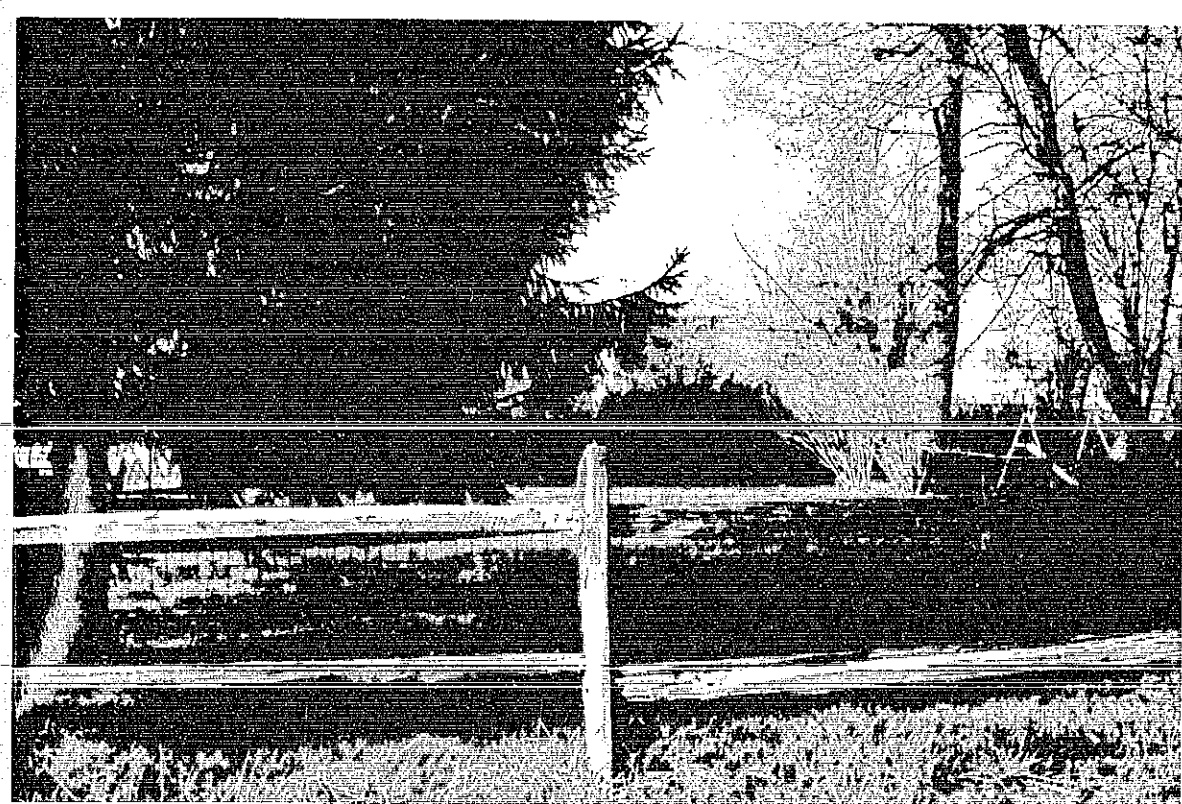
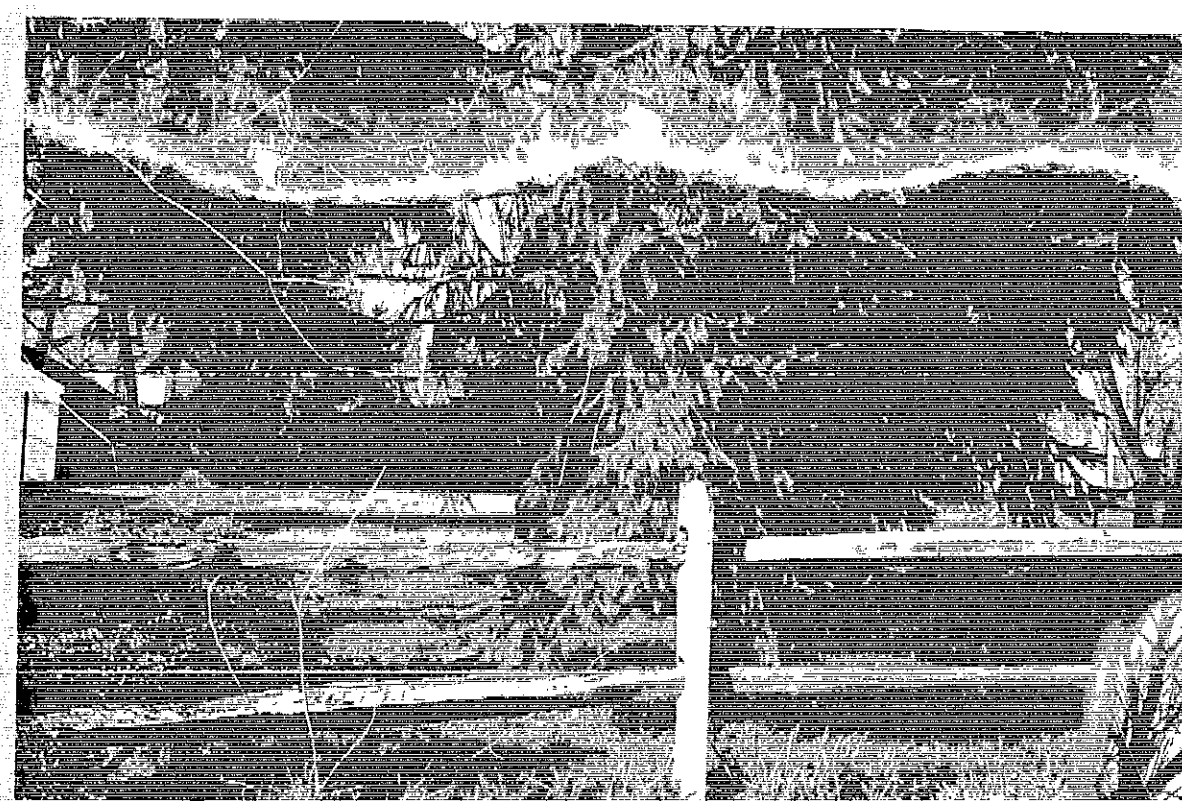
6822 HOPKINS RD, PROPERTY NEXT TO
IMMEDIATELY ADJACENT
PROPERTY 93-450-A



93-450-A

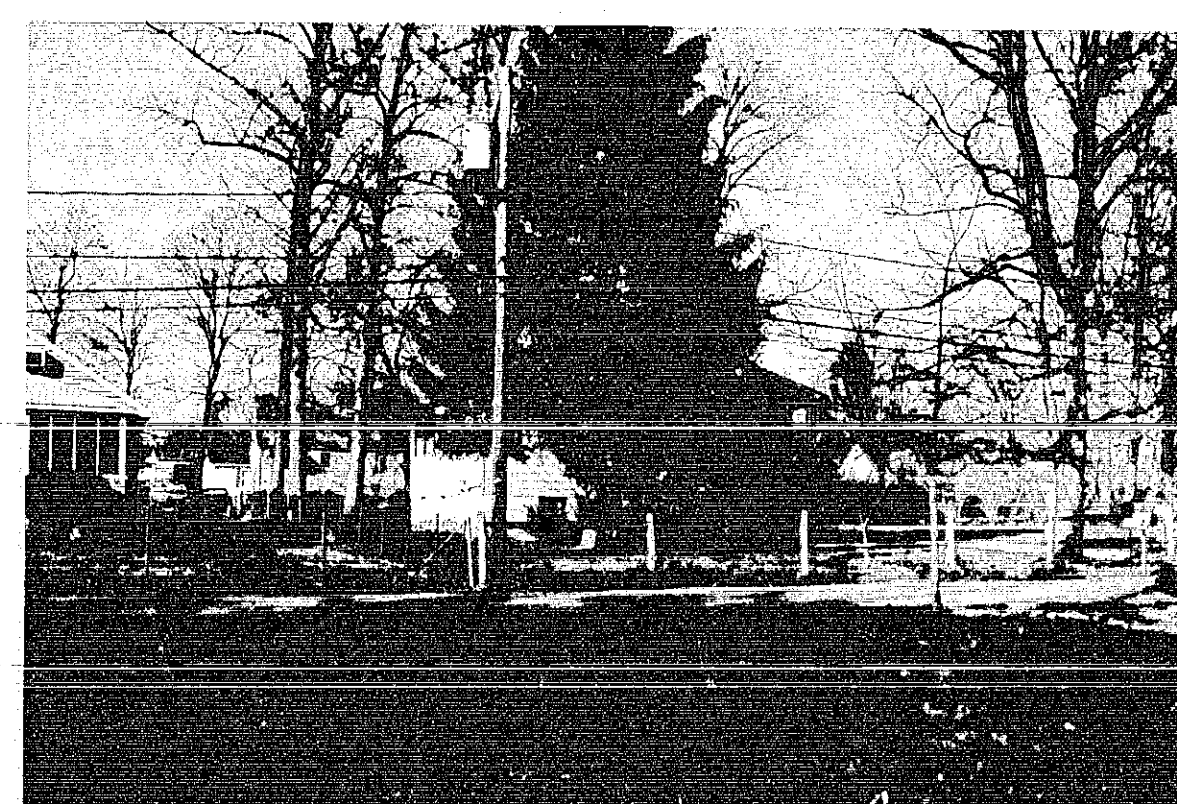
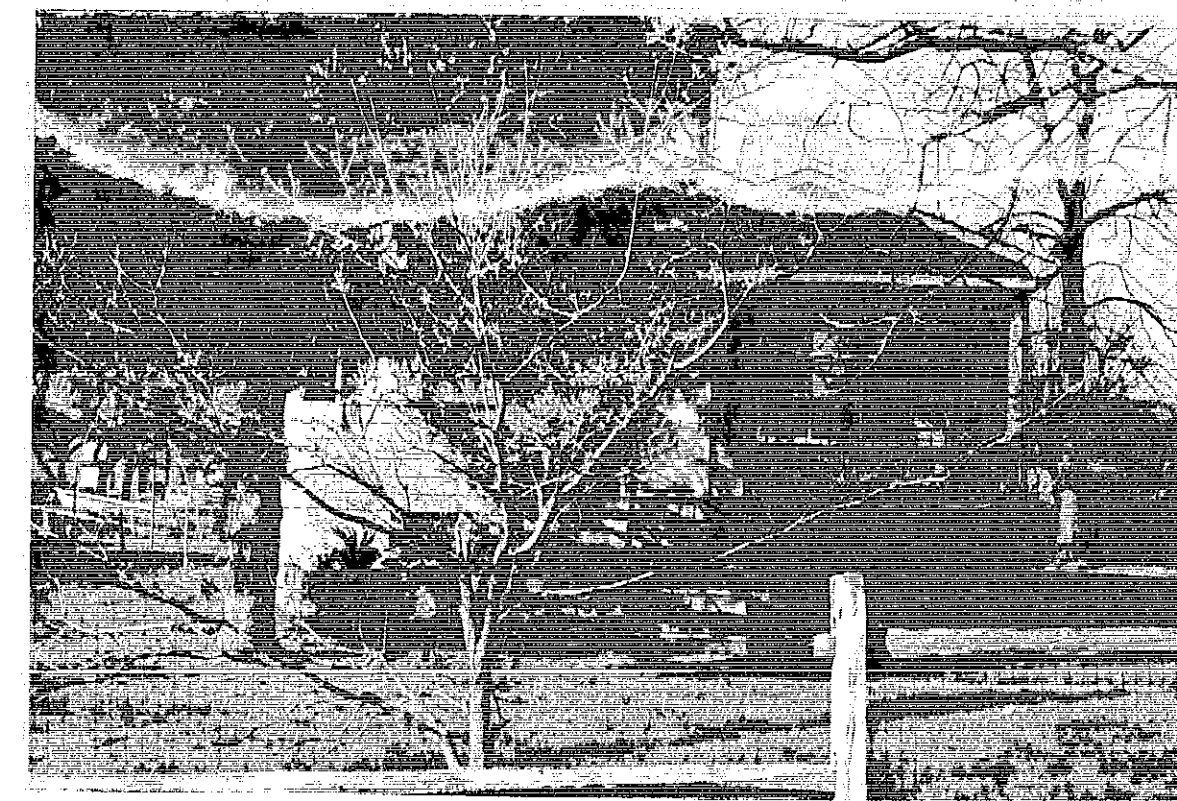
2D

6828 HOPKINS RD - IMMEDIATE ADJACENT PROPERTY



2E

SUBJECT PROPERTY, FOR ZONING VARIANCE 6826 HOPKINS RD. 93-450-A



2F

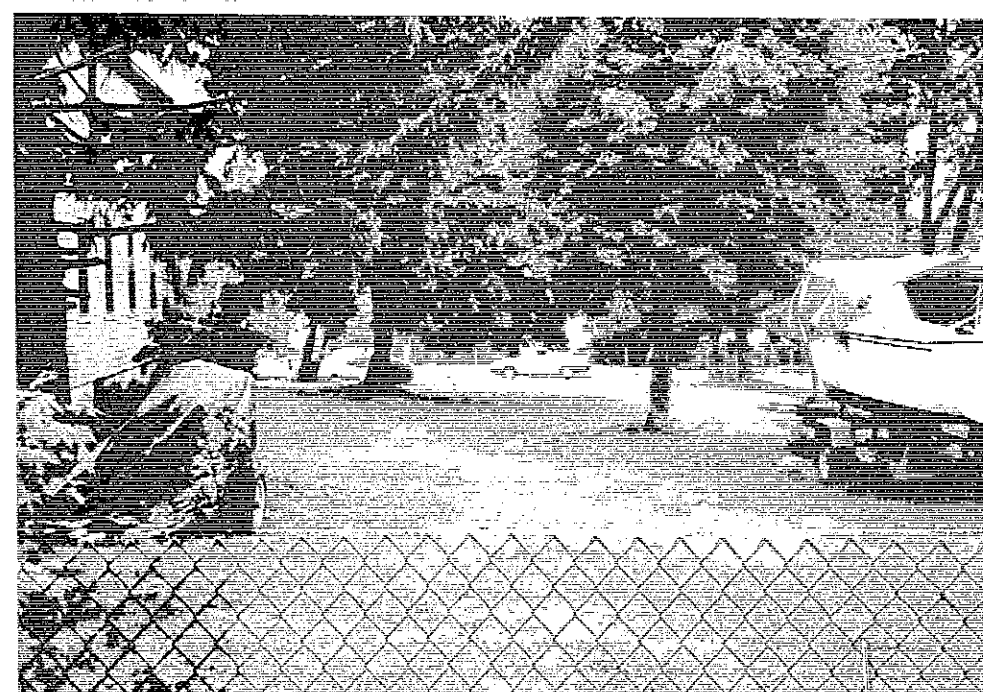
6824 HOPKINS RD - IMMEDIATE ADJACENT PROPERTY 93-450-A



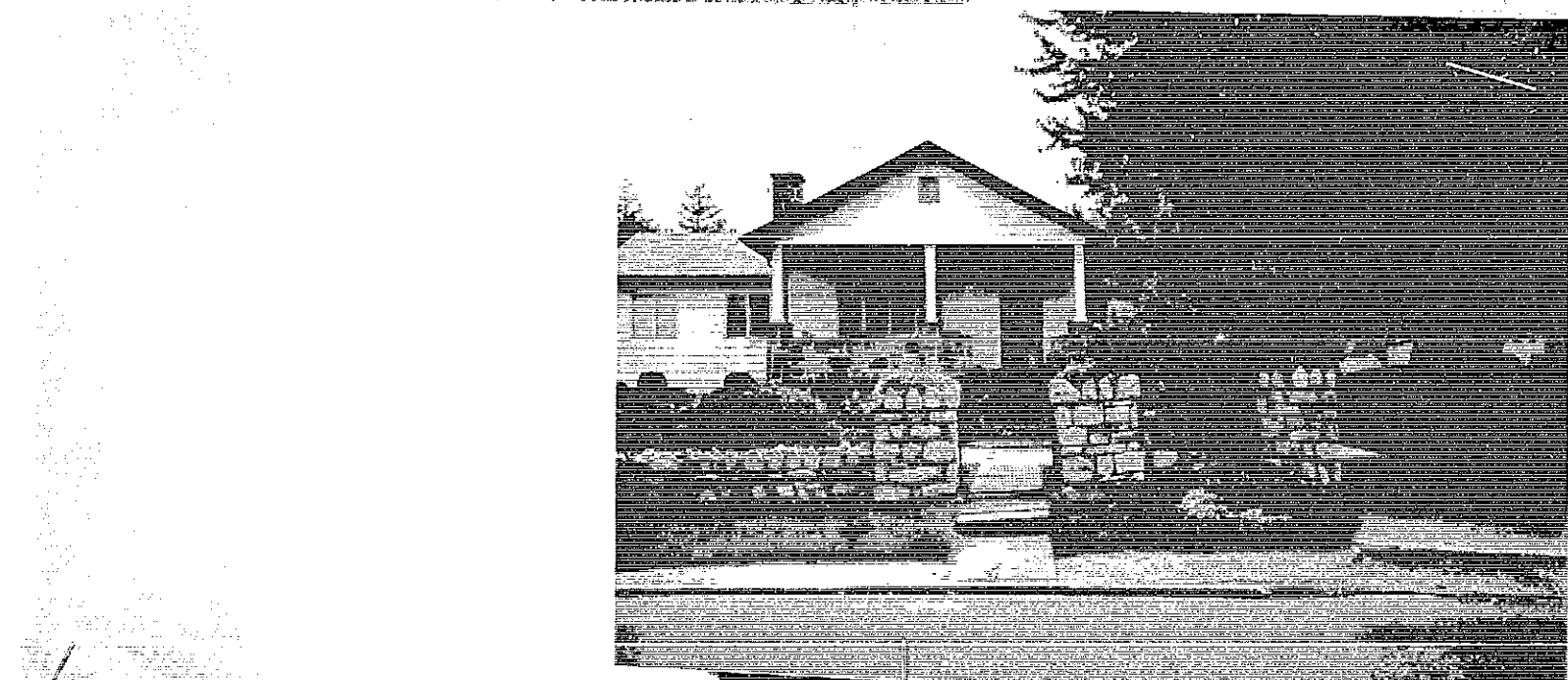
EXISTING AREA DWELLING IN HAREWOOD PK.

2G

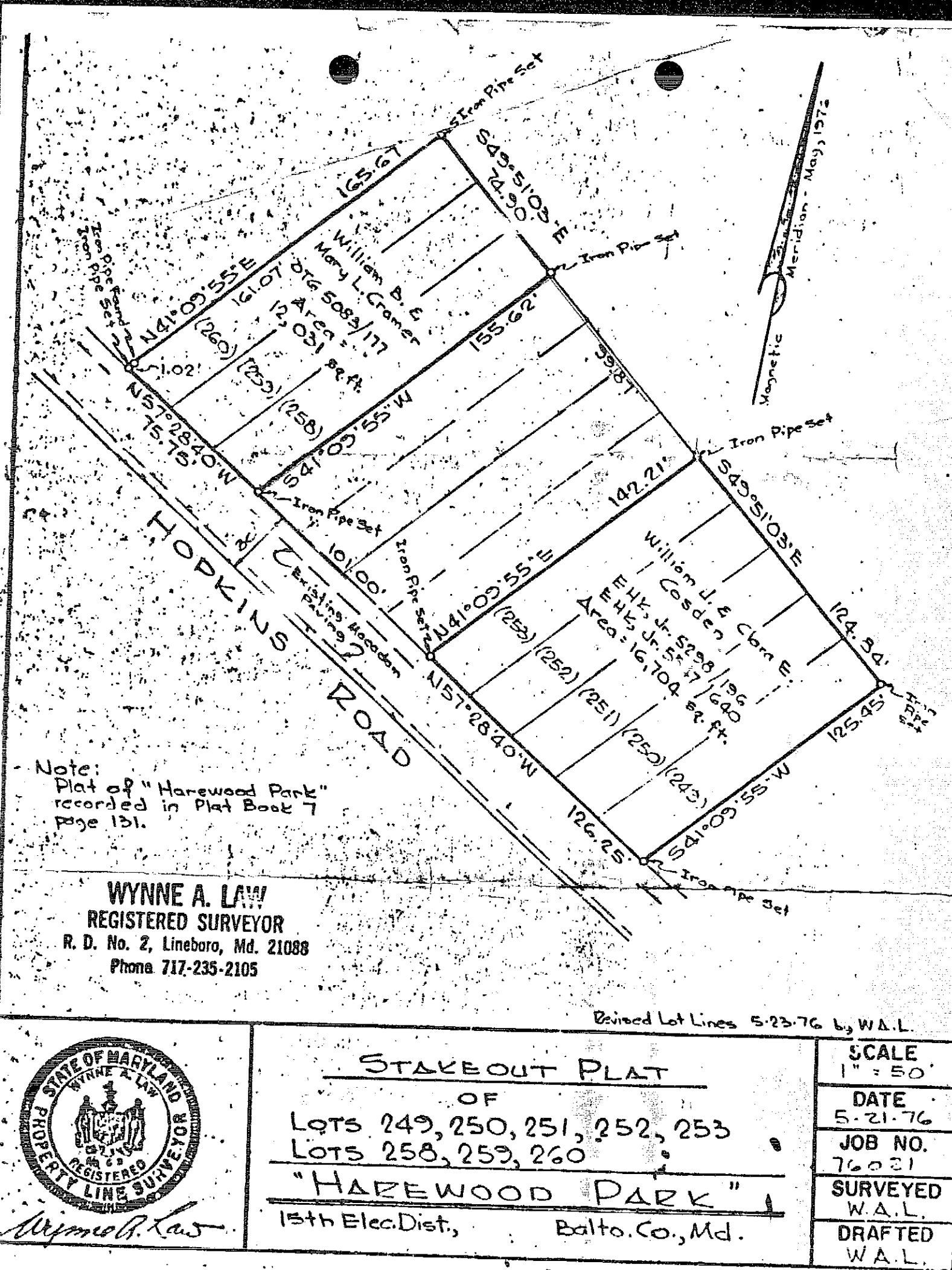
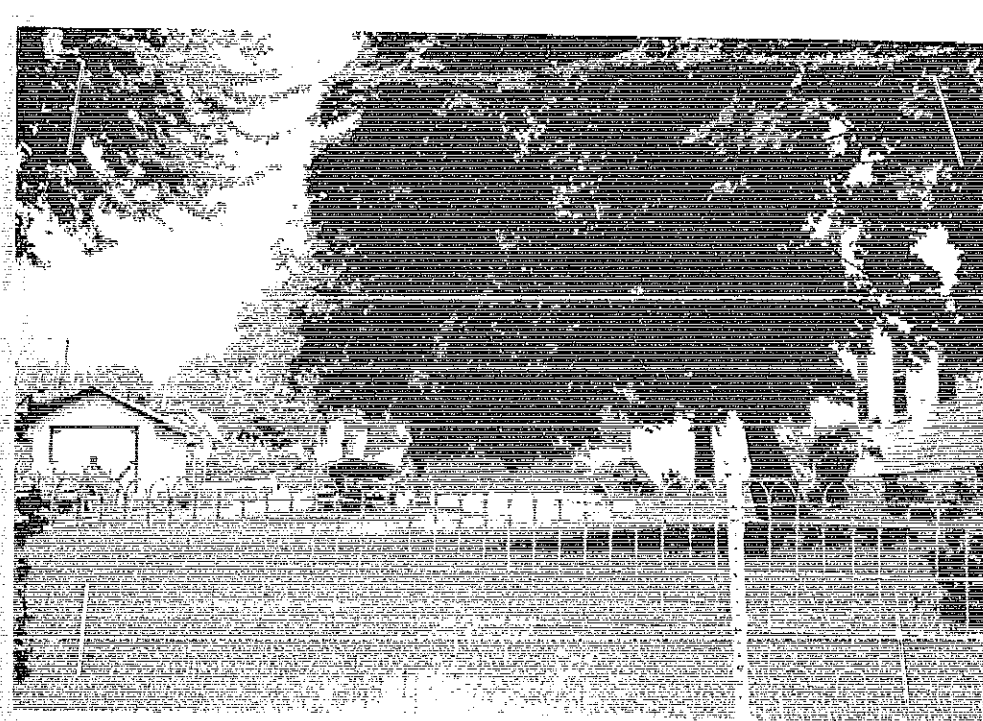
93-450-A



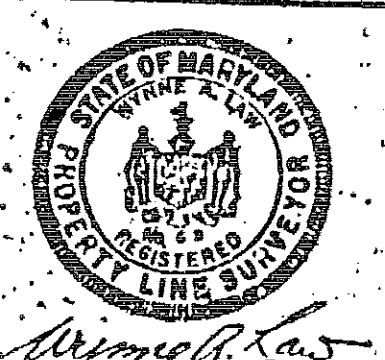
93-450-A



93-450-A



WYNNE A. L...
REGISTERED SURVEYOR
R. D. No. 2, Linboro, Md. 21088
Phone 717-235-2105



STAKEOUT PLAT
OF
Lots 249, 250, 251, 252, 253
Lots 258, 259, 260
"HAREWOOD PARK"
1st Elec Dist., Balto. Co., Md.

SCALE
1" = 50'
DATE
5-21-76
JOB NO.
76001
SURVEYED
W.A.L.
DRAFTED
W.A.L.

WITNESS

Margaret H. Clark Jan. 8, 93
BUYER'S SIGNATURE DATE

PETITIONER'S
EXHIBIT 3

PETITIONER'S
CONTRACT OF SALE
EXHIBIT 4
REALTOR

This is a Legally Binding Contract. If not Understood, See a Lawyer.
THIS FORM IS DESIGNED FOR THE RESALE OF SINGLE FAMILY RESIDENCES LOCATED
IN MARYLAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
This form is published by the four Boards of REALTORS®

Greater Baltimore Board of REALTORS®
Carroll County Association of REALTORS®
Harford County Association of REALTORS®
Howard County Association of REALTORS®

Liberty 7342
REAL ESTATE FIRM 201
Date of Deed 05-85
LISTING BROKER REAL ESTATE FIRM BROKER NO. 7342
LISTING AGENT H. ARITA GORLICK TELEPHONE(S) 661-5332
SELLING BROKER REAL ESTATE FIRM BROKER NO. 7320
SELLING AGENT H. ARITA GORLICK TELEPHONE(S) 661-5332

THIS CONTRACT OF SALE made this JANUARY 19 93 by and between
SELLER NAME: J. J. GORLICK
ADDRESS: 1000 WHITE OAK AVE., BALTIMORE, MD. 21234 ZIP
SOCIAL SECURITY NUMBER
BUYER NAME: J. J. GORLICK
ADDRESS: 303 BELMONT AVE., BALTIMORE, MD. 21234 ZIP
SOCIAL SECURITY NUMBER

1. PROPERTY DESCRIPTION: Seller does sell to Buyer and Buyer does purchase from Seller, all of the following described Property (hereinafter "Property")
located in BALTIMORE, MD., City/County, Maryland, Zip 21220
together with the improvements thereon, and all rights and appurtenances thereto belonging.

2. ESTATE: The Property is being conveyed: ☒ in fee simple or ☐ subject to an annual ground rent, now existing / to be created
among the Land Records of City/County, Maryland. Dollars \$

3. PURCHASE PRICE: The purchase price is SEVENTY FIVE THOUSAND NINE HUNDRED 99/100 Dollars (\$75,900.00)

4. PAYMENT TERMS: The payment of the purchase price shall be made by Buyer as follows:
(a) An initial deposit by way of cash in the amount of \$5,000 at the time of execution of this Contract.
(b) An additional deposit, by way of cash, in the amount of \$20,000 to be paid within 15 calendar days from the date of execution of this Contract by all parties, and
(c) The purchase price less any and all deposits shall be paid in full by Buyer in cash, bank check or by certified check at settlement.

5. SETTLEMENT: Settlement shall be on FEBRUARY 7 19 93, or sooner by mutual agreement between the parties.

6. HOME AND/OR ENVIRONMENTAL INSPECTION: If Buyer desires the right to condition Buyer's obligations under this Contract upon the results of a home
inspection and/or environmental inspection, the right to do this must be included in an Addendum to this Contract at the time it is signed. Buyer
acknowledges that neither the Broker nor their agents are responsible for defects. Addendum Attached. Buyer's Initials Inspection(s) Declined.

7. FINANCING: This Contract is contingent upon Buyer obtaining a written commitment for a mortgage loan secured by the Property as follows:
(CHECK ONE) ☒ No Financing Contingency ☐ Conventional Loan as follows:
Loan Amount \$ Term of Note _____ years
☐ See attached VA Financing Addendum ☐ See attached Assumption Addendum ☐ See attached Owner Financing Addendum
Amortization _____ years
Interest Rate _____ %

8. LENDER FEES/CHARGES: Buyer agrees to pay to the Lender loan origination/loan discount fees of _____ % of the Loan Amount and Seller agrees to
pay loan origination/loan discount fees of _____ % of the Loan Amount. Any reduction in the loan origination/loan discount fees shall be shared by the Seller
and Buyer on a basis equal to their respective proportionate obligation for the original total of said fees. All mortgage insurance premiums as required by Lender
shall be paid by Buyer. If the existing loan is to be transferred to Buyer, Buyer agrees to pay all fees and charges required by Lender.

9. MORTGAGE APPLICATION AND COMMITMENT: Buyer expressly agrees to make written application for the mortgage as herein described within
Seller's option, for Buyer, within _____ calendar days from the date of this Contract. If such written mortgage commitment is not obtained by Buyer, or by Seller, at
first and end of no further legal effect, and all deposits hereunder shall be returned in accordance with the terms of the "Deposit" Paragraph. If Buyer has
complied with all of Buyer's obligations under this Contract, including those with respect to applying for financing and seeking to obtain financing, then the release
of deposit agreement shall provide that all monies on deposit shall be returned to Buyer.

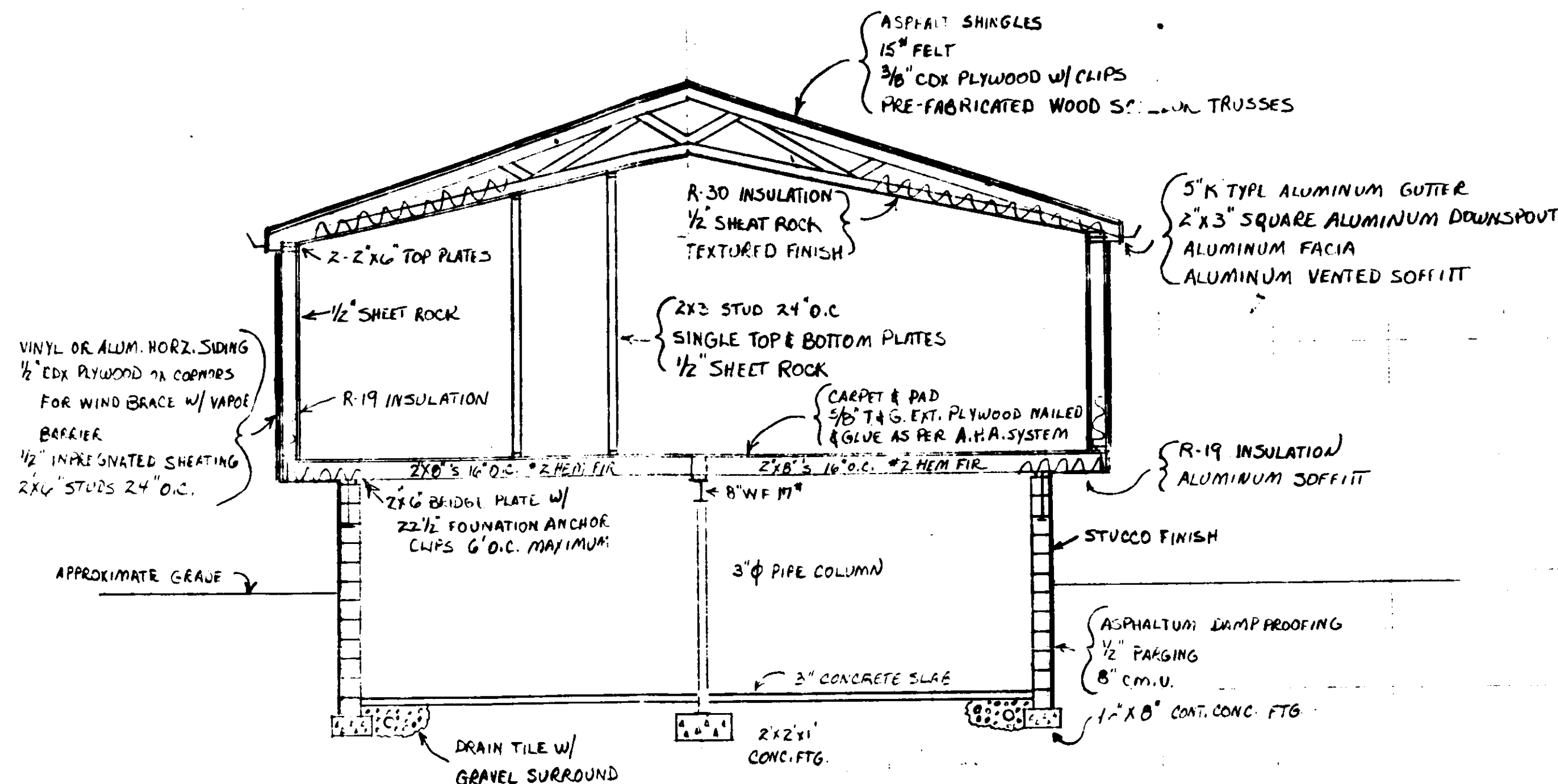
10. DEPOSIT: Buyer hereby authorizes and directs the Listing Broker to hold the initial deposit without negotiation or deposit until the parties have executed and
accepted this Contract. Upon acceptance by Seller, the Listing Broker shall immediately cause the initial deposit to be placed in escrow as specified below. If
Seller does not execute and deliver this Contract, the initial deposit shall be immediately returned to the Buyer. All deposit money paid under this Contract shall
be held in escrow by the Listing Broker. If the Seller and the Buyer do not instruct the Listing Broker otherwise, deposits of \$5,000 or more shall be placed, at the
sole discretion of the Listing Broker, in a non-interest bearing account or an interest bearing account that pays all interest to the Maryland Housing Resource
Corporation. If the Seller and the Buyer do not instruct otherwise, deposit money of less than \$5,000 shall be placed in an interest bearing account that pays all
interest to the Maryland Housing Resource Corporation. Listing broker may charge a fee for establishing an interest bearing account.

The Seller and the Buyer instruct the Listing Broker to place all deposit monies in:
☐ An interest bearing account, with interest payable to the Maryland Housing Resource Corporation; interest may be taxable to the Buyer.
☐ A non-interest bearing account.
The deposit shall be disbursed by the Listing Broker at settlement. Otherwise the deposit shall be disbursed in accordance with a properly executed release of
deposit agreement by Buyer and Seller. If a dispute arises between the parties to the transaction as to the disposition of the deposit, refer to the "Broker
Liability" Paragraph.

THE PARTIES' INITIALS ARE FOR IDENTIFYING PURPOSES
1 AND 2 (ON REVERSE) OF THIS CONTRACT OF SALE:
Buyer _____ Seller _____

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PETITIONER'S EXHIBIT 5



CROSS SECTION

SEMIWIDE, TAIL 30/250-3010
9413 GUNVIEW RD.
BALTIMORE, MD 21234
1/4\"/>

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

LEVY PERIOD: JULY 1, 1992-JUNE 30, 1993
ELECTION DISTRICT CODE: 15
ASSESSMENT: 27,530
PROPERTY NUMBER YEAR: 15-19-322581 93 3
BAL DATE: 07/01/92

CHARGES

SEWER BENEFIT	30.00
SEWER SERVICE	168.80
WATER BENEFIT	17.50
WATER DISTRIBUTION	22.30
TOTAL METROPOLITAN	238.60

OWNER'S NAME AND ADDRESS:
DOWLING, M ANITA
1600 WHITE OAK AV
BALTIMORE MD 21234

PROPERTY DESCRIPTION:
HAREWOOD PARK
LT 254, 257
6824 HOPKINS RD

LOT: 131
BLOCK: 131
REC: 131
BOOK: 131
FOLIO: 131

CONSTANT YIELD: 2.749 DIFFERENCE: 0.116

GROSS BILL: 1,488.44

PLEASE RETURN WITH PART WITH YOUR PAYMENT

PROPERTY NUMBER YEAR: 15-19-322581 93 3
BAL DATE: 07/01/92

CHARGES

COTAX	1,075.23	7/31	21.50	1,478.94
STAX	78.81	8/31	10.75	1,489.69
METRO	238.30	9/30	14.95	1,510.39
UTIL	85.10	11/30	29.81	1,528.35
		12/31	44.86	1,540.30

5-043756 GROSS 1,488.44

151732258193300147394001484670014854001510390015253500154030

PETITIONER'S EXHIBIT 6A

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

LEVY PERIOD: JULY 1, 1992-JUNE 30, 1993
ELECTION DISTRICT CODE: 15
ASSESSMENT: 7,740
PROPERTY NUMBER YEAR: 15-19-322580 93 5
BAL DATE: 07/01/92

CHARGES

SEWER BENEFIT	30.00
SEWER SERVICE	17.50
WATER BENEFIT	21.00
WATER DISTRIBUTION	27.50
TOTAL METROPOLITAN	96.00

OWNER'S NAME AND ADDRESS:
DOWLING, M ANITA
1600 WHITE OAK AV
BALTIMORE MD 21234

PROPERTY DESCRIPTION:
HAREWOOD PARK
LT 254, 255
HOPKINS RD

LOT: 131
BLOCK: 131
REC: 131
BOOK: 131
FOLIO: 131

CONSTANT YIELD: 2.749 DIFFERENCE: 0.116

GROSS BILL: 219.00

PLEASE RETURN WITH PART WITH YOUR PAYMENT

PROPERTY NUMBER YEAR: 15-19-322580 93 5
BAL DATE: 07/01/92

CHARGES

COTAX	221.75	7/31	4.44	308.56
STAX	16.25	8/31	2.22	310.78
METRO	47.50	9/30	3.13	313.00
UTIL	27.50	11/30	6.26	319.26
		12/31	9.39	322.39

5-043755 GROSS 319.00

15173225809350003065600031078000313000031360003172600032239

PROTESTANT'S EXHIBIT NO. 4

zoning Notice
Case # 93-450-ACB54

a Public Hearing will be held by
the "zoning commission", in Towson, Md.
Place Rm 118, old courthouse:
Time and Date: Tues. July 20, 1993
at 2:00pm.
Variance:
To permit a lot width of 50.5
feet in lieu of the required 55 feet to
built a house.

We the residents and undersigned
of Harewood Park do not want a house
built on this small area.

Thank You

- 1) Mary Martin 7-13-93
64350 S. River Dr.
- 2) Francis J. Martin 7-15-93
6835 S. River Drive

PROTESTANT'S EXHIBIT NO. 3

To Whom it May Concern:
This is to state my objection
to the building of a house on
this lot. First, it is too small
and it will either keep to my
property line or will completely
do away with the driveway of
the people next door and their
yard. (6824 Hopkins Rd) and
garage.
The person applying for the
variance was aware of this sit-
uation when they sold the property
to present owner of the house. I do

PETITIONER'S EXHIBIT 7

Subject property is shown in Zone C
and is located in the City of Baltimore,
Maryland. The property is bounded by
Hopkins Road to the north, Eastway to the
east, and Lot 254 to the west. The
property is shown in the plat book
W.P.C. No. 7, folio 131.

LOCATION SURVEY
6824 Hopkins Road
Harewood Park
Lot 254, 255, 256, 257
City of Baltimore, Maryland
Plat Book W.P.C. No. 7, folio 131
Scale: 1" = 20'
Date: 5/15/87
Drawn by: J. E. Clark
Checked by: J. E. Clark
Reviewed by: J. E. Clark

NOTICE
NOTE: LOT SIZE IS APPROXIMATE. THE
PLAT AND RECORDS ARE TO BE
CONSULTED FOR THE EXACT
DIMENSIONS.

TRANSFER TAX NOT REQUIRED
DIRECTOR OF PROPERTY
BALTIMORE COUNTY, MARYLAND
RE: TRANSFER TAX
DATE: 5/15/87

PROTESTANT'S EXHIBIT NO. 1

This Deed, Made this 2nd **day of** May
in the year one thousand nine hundred and eighty six, by and between
Paul J. Dowling and Anita M. Dowling, his wife,
of Baltimore County, in the State of Maryland, of the first part, and
M. Anita Dowling of the same City and State
of the second part.

Witnesseth, That in consideration of the sum of no consideration - family transfer

the said **Paul J. Dowling and Anita M. Dowling, his wife**
do grant and convey unto the said **M. Anita Dowling, her**

heirs and assigns, in fee simple, all those lots of ground, situate, lying and being in
Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:-

BEING KNOWN AND DESIGNATED as all those lots of ground numbers 254, 255, 256, and
257 as shown on a Plat entitled, "Harewood Park", which said Plat is recorded
among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 131.
THE IMPROVEMENTS thereon being now or formerly known as 6824 Hopkins Road.

BEING the same property which by Deed dated August 13, 1981, recorded among the Land
Records of Baltimore County in Liber 6319, folio 359, was granted and conveyed by
Wayne Addison Miller and Patricia A. Miller, his wife, unto Paul J. Dowling and Anita
M. Dowling, his wife, the within Grantors.

TRANSFER TAX NOT REQUIRED
DIRECTOR OF PROPERTY
BALTIMORE COUNTY, MARYLAND
RE: TRANSFER TAX
DATE: 5/15/87

STATE DEPARTMENT OF
RECORDS & TAXATION
DATE: 5/15/87

PROTESTANT'S EXHIBIT NO. 2

This Deed, Made this 5th **day of** February
in the year one thousand nine hundred and ninety-three by and between
M. ANITA DOWLING, Debtor In Possession, Pursuant To Court Order Granting Motion to
Sell Real Property Free And Clear Of Liens And Encumbrances, 6824 Hopkins Road,
of Baltimore County, the State of Maryland, party
of the first part, and
MARGARET S. E. CLARK, party
of the second part.

Witnesseth, That in consideration of the sum of SEVENTY-NINE THOUSAND NINE HUNDRED AND
00/100THS-----DOLLARS (\$79,900.00), the receipt of
which is hereby acknowledged

the said party of the first part

does grant and convey to the said party of the second part, her heirs

personal representatives/assignors and assigns, in fee simple, all
that lot of ground situate in Baltimore County, Maryland
and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Nos. 256 and 257, as shown on a Plat entitled, "Hare-
wood Park", which said Plat is recorded among the Land Records of Baltimore County
in Plat Book W.P.C. No. 7 folio 131. The improvements thereon being known as 6824 Hopkins
Road.

BEING part of the property described in a Deed dated May 2, 1986 and recorded among
the Land Records of Baltimore County, Maryland in Liber SM NO. 7542 folio 201 which
was granted and conveyed by Paul J. Dowling and Anita M. Dowling unto M. Anita Dowling,
Debtor In Possession, Pursuant To Court Order Granting Motion To Sell Real Property
Free And Clear Of Liens And Encumbrances, 6824 Hopkins Road.

Subject to the restrictions of record.

The within grantee does hereby certify under penalty of perjury that the land conveyed
herein is residentially improved owner-occupied real property and that the residence
will be occupied by me as evidenced by the signature below.

MARGARET S. E. CLARK

